

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: January 10, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Asst. Engineer

SUBJECT: Approval of the final map "The Billboard Lofts"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "The Billboard Lofts". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 28, 2008.

NOTICE of Pending Final Map Approval

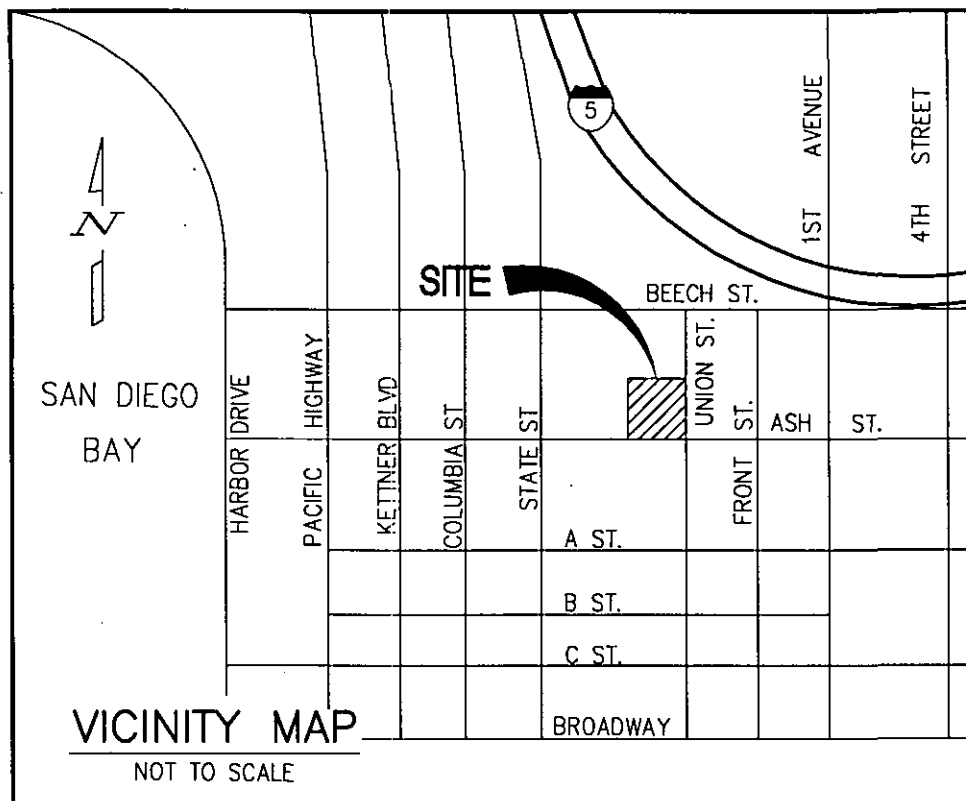
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "The Billboard Lofts" (T.M. No. 217288 PTS No. 119369), located on the northwest corner of Ash Street and Union Street in the Centre City Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 427237 PTS No. 119369

Attachments: Vicinity map, reduced copy of map



000128

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS THE BILLBOARD LOFTS, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

BILLBOARDS LOFTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

AFFINITY BANK, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 2, 2003 AS INSTRUMENT NO. 2003-1432228 OF OFFICIAL RECORDS.

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____, 2008 BEFORE ME, _____, A NOTARY

PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINT NAME: _____

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____, 2008 BEFORE ME, _____, A NOTARY

PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINT NAME: _____

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____

THE BILLBOARD LOFTS

BEING A LOT CONSOLIDATION AND SUBDIVISION OF LOTS 7 AND THE SOUTH 19 FEET OF LOT 8 IN BLOCK 21 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, TOGETHER WITH THE WESTERLY HALF OF UNION STREET AND THE NORTHERLY HALF OF ASH STREET ADJOINING SAID PROPERTY WHICH UPON CLOSING WOULD REVERT BY OPERATION OF LAW.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, THE PLANNING COMMISSION RESOLUTION NO. 3893-PC DATED NOVEMBER 17, 2005 APPROVES 24 CONDOMINIUMS.

SUBDIVISION MAP GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 1651927

STATE OF CALIFORNIA)
COUNTY OF _____) SS.

ON _____, 2008 BEFORE ME, _____, A NOTARY

PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

PRINT NAME: _____

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES: _____

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2008

ELIZABETH MALAND

CITY CLERK

DATE: _____

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE BILLBOARDS LOFTS, LLC ON SEPTEMBER 11, 2002 AND MAY 04, 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND QUALITY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND SHEET 2)

DENNIS W. GOOD, L.S. 8084
LICENSE EXPIRES 12/31/2009



DATE

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

AFSHIN OSKOU, CITY ENGINEER

BY: _____
ANNE L. HOPPE, P.L.S. 7196

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____
DEPUTY

FILE NO. _____

FILED THIS _____ DAY OF _____, 2008, AT _____, M.
IN BOOK OF _____ AT PAGE _____, AT THE REQUEST OF
DENNIS W. GOOD

GREGORY J. SMITH
COUNTY RECORDER
BY: _____
DEPUTY COUNTY RECORDER

FEE: \$ 10.00

NAD 83C. 1842-6277 L.C. 202-1717 T.M. NO. 217288 P.T.S. NO. 119369 J.O. NO. 427237

Settled



Settled

- Settled

Settled

Settled

Settled

Settled

Settled

- Settled

